LEGEND AND NOTES

✛ SECTION CORNER

⬚ QUARTER CORNER

• CANAL BANK POINTS (USED TO DETERMINE CANAL R/W ALIGNMENT)

▲ FOUND 1/2" REBAR SET AT PROPERTY CORNER ON 1984 SURVEY

—×— EXISTING FENCE

○ PIPE FENCE CORNER

● 5/8"X24" REBAR WITH PLASTIC CAP STAMPED: "ALLRED SURVEYING" SET BY THIS SURVEY

▽ "WHISKERS" ON SPIKES (NOT ON PROPERTY CORNERS) SET BY OTHERS

⊡ FOUND REBAR (NOT ON PROPERTY CORNERS) SET BY OTHERS

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT

THE BASIS OF BEARINGS IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT THE SECTION CORNER LOCATED AT LAT. 40°15'22.90258"N AND LONG. 110°23'21.19760"W USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER

DESCRIPTION FROM DEED

WARRANTY DEED
Entry No. 242797
Book A-122, Page 102

Beginning at a point which is North 28°48'03" West 1547.83 feet from the Southeast Corner of Sec 27, T2S, R5W, USM. Th S 52°43'26" E 225.73 ft along the south side of a rd; Th S 35°11'54" E 124.29 feet along sd rd; Th S 29°26'35" E 71.45 ft along sd rd; Th S 15°18'03" E 92.81 ft along sd rd; Th N 82°32'24" W 30.66 ft; Th NW'ly 444 ft, more or less along the N right-of-way line of the Pioneer Canal to a pt which is S 28°59'24" W from the pt of beg. Th N 28°59'24" E 113 ft, more or less to pt of beg. Cont 1.0 acres more or less. The basis of bearing is a bearing of S 89°41'46" W from the S Sec corner to the S quarter cor.

DESCRIPTION BY SURVEY

Commencing at the South Quarter Corner of Section 27, Township 2 South, Range 5 West of the Uintah Special Base and Meridian;

Thence North 89°35'12" East 2636.81 feet to the Southeast Corner of said Section 27;
Thence North 27°29'44" West 1573.42 feet to a pipe fence post and the TRUE POINT OF BEGINNING;

Thence South 46°14'12" East 110.50 feet along the south side of an existing road;
Thence South 39°46'41" East 50.21 feet along said south side;
Thence South 36°34'35" East 77.35 feet along said south side;
Thence South 35°18'28" East 124.19 feet along said south side;
Thence South 29°33'09" East 71.45 feet along said south side;
Thence South 15°24'37" East 89.70 feet along said south side to the north right-of-way line of the Pioneer Canal;
Thence North 70°41'29" West 51.73 feet along said north right-of-way line;
Thence North 41°58'29" West 206.60 feet along said north right-of-way line;
Thence North 55°31'29" West 214.02 feet along said north right-of-way line to an existing fence;
Thence North 28°51'40" East 154.45 feet along said fence to the TRUE POINT OF BEGINNING, containing 1.07 acres.

NARRATIVE AND NOTES

This survey was performed at the request of Marlin Grant on behalf of Janet Grant for the purpose of locating the property line elements around her home parcel as shown on this plat.

The property had originally been survey and described in October 1984 for Tony Panas.

This 1984 survey was tied to the South Quarter Corner and Southeast Corner of Section 27. These same corners were recovered as noted on the plat and were used to tie in the current survey.

The original description of the property (found on Warranty Deed, Entry No. 242797, Book A-122, page 102) calls for the Northerly and Easterly lines to be along the South side of an existing road. The travel way of the road and its centerline were determined on the ground to be the area used by vehicle traffic and was mapped and plotted on this plat in order to determine the position of this called for monument (the south side of the road).

The original description also calls for the southwesterly line to be along the north right-of-way line of the Pioneer Canal easement. A description of this right-of-way is found on the Deed of Easement, Entry Number 213085, Book A-79, Page 558-560, Duchesne County Recorder's Office.

As part of this description several coordinate values developed by the U.S. Bureau of Reclamation were given referenced to the Utah State Plane coordinate system using North American datum 1927. The coordinates for the Southeast Corner of Section 26 and the Southwest Corner of Section 28 were referenced in this Deed of Easement and they were tied into our current survey using our local coordinate system (see note). The right-of-way described in this deed was plotted and rotated to fit the two common corners mentioned and were in agreement with our field data within about 0.32 feet. However, the coordinate values were in disagreement by about 34.4 feet. We could not reconcile these coordinate values with the monuments found on the ground. We then contacted David Harris of the Bureau of Reclamation to request any information the Bureau has defining the canal right-of-way. He forwarded to us the construction plans used when the canal was concrete lined in 1981. The data shown on these plans differs somewhat from the data given in the Deed of Easement, but can be used to show the relationship between the actual construction position of the canal with its right-of-way line.

We then tied in the existing concrete canal waterway (on both the North and South sides, in order to be able to calculate the average centerline) to determine its position in relation to the other elements of the deed. We used this to define the position of the "monument" called for in the deed. We then adjusted the written description of the right-of-way to fit the "as-built" location of the canal (the monument called for in the deed).
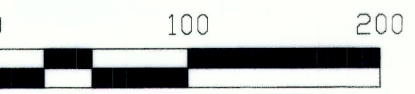
The rewritten "Description By Survey" used the called for monuments in the original description (south side of road, and north right-of-way line of the Pioneer Canal) to define the bounds of this parcel. Two original corners marked by rebar set during the 1984 survey were found and also used to define their part of the boundary line.
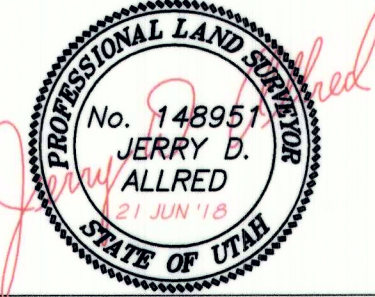
RECORD OF SURVEY FOR
JANET GRANT
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Jerry D. Allred, Duchesne County, Utah, do hereby certify that I am a Professional Land Surveyor and that I hold certificate number 148951 as prescribed by the State of Utah. I further certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me or under my personal supervision, and that the monuments indicated were found or set during said survey, and this plat accurately represents said survey to the best of my knowledge and belief.

No. 148951
JERRY D. ALLRED
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

Jerry D. Allred, Professional Land Surveyor,
Certificate No. 148951 (Utah)

LINE	BEARING	DISTANCE	
L1	S 46°14'12" E	110.50'	ALONG THE SOUTH SIDE OF ROAD
L2	S 39°46'41" E	50.21'	ALONG THE SOUTH SIDE OF ROAD
L3	S 36°34'35" E	77.35'	ALONG THE SOUTH SIDE OF ROAD
L4	S 35°18'28" E	124.19'	ALONG THE SOUTH SIDE OF ROAD
L5	S 29°33'09" E	71.45'	ALONG THE SOUTH SIDE OF ROAD
L6	S 15°24'37" E	89.70'	ALONG THE SOUTH SIDE OF ROAD
L7	N 70°41'29" W	51.73'	ALONG THE NORTH R/W LINE OF CANAL
L8	N 41°58'29" W	206.60'	ALONG THE NORTH R/W LINE OF CANAL
L9	N 55°31'29" W	214.02'	ALONG THE NORTH R/W LINE OF CANAL
L10	N 28°51'40" E	154.45'	ALONG AN EXISTING FENCE

NORTH

SCALE: 1"=100'

0   100   200

FOUND 5/8" REBAR AT QUARTER CORNER

TO CENTER QUARTER CORNER

N 00°11'04" E 2630.17'

1315.08'

1315.08'

N 89°29'42" E   2638.56'

1319.28'

N 00°13'17" E 1317.20'

2634.40'

N 00°13'17" E 1317.20'

N 00°15'30" E 2638.64'

1319.32'

1319.32'

TRUE POINT OF BEGINNING

PROPANE TANK

TURN-AROUND AREA

RAD PT

DRIVEWAY

SIDEWALK

HOME

1.07 Acres

BOUNDARY DESCRIBED ON 1984 SURVEY AND WARRANTY DEED, ENTRY NO. 242797, BK A-122, PG 102 "SOUTH SIDE OF ROAD"

EXISTING CONCRETE CANAL WATERWAY USED TO DEFINE POSITION OF RIGHT-OF-WAY

PLAYGROUND AREA

DRAINFIELD

PIONEER CANAL

FOUND 1/2" REBAR SET ON 1984 SURVEY

FOUND 1/2" REBAR SET ON 1984 SURVEY

CANAL RIGHT-OF-WAY AS PLOTTED FROM DEED OF EASEMENT ROTATED TO FIT THE CONSTRUCTED CANAL WATERWAY

CATTLE GUARD

DRIVEWAY

ROADWAY

RAD PT

RAD PT

RAD PT

N 27°29'44" W 1573.42'

EXISTING GRAVEL ROADWAY

1319.32'

RAD PT

FOUND MONUMENT SPIKE AT SECTION CORNER USED ON 1984 SURVEY

SEC 27 | SEC 26

STATE HIGHWAY 35

(COUNTY 2000 SOUTH)

1318.41'   N 89°35'12" E 2636.81'   1318.41'

FOUND 1/2" REBAR AT QUARTER CORNER USED ON 1984 SURVEY

SEC 34 | SEC 35